

ANNUAL DISCLOSURE REPORT

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE

FISCAL YEAR ENDED JUNE 30, 2022

Series	Dated	CUSIP Numbers
2014 SUBORDINATE TAX ALLOCATION REFUNDING BONDS, SERIES A	OCTOBER 16, 2014	76904R AA5 through 76904R BG1
2014 SUBORDINATE TAX ALLOCATION REFUNDING BONDS, TAXABLE SERIES B	OCTOBER 16, 2014	76904R AW7 through 76904R BF3
2018 TAX ALLOCATION REFUNDING BONDS, SERIES A	SEPTEMBER 27, 2018	76904R BH9 through 76904R BU0
2018 TAX ALLOCATION REFUNDING BONDS, TAXABLE SERIES B	SEPTEMBER 27, 2018	76904R BV8 through 76904R BW6

Prepared by
City of Riverside

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Fiscal Year 2022 Annual Report for the Successor Agency to the Redevelopment Agency of the City of Riverside (the “Successor Agency”): relating to the Successor Agency’s:

- 2014 Subordinate Tax Allocation Refunding Bonds, Series A (“2014A Bonds”)
- 2014 Subordinate Tax Allocation Refunding Bonds, Taxable Series B (“2014B Bonds”)
- 2018 Tax Allocation Refunding Bonds, Series A (“2018A Bonds”)
- 2018 Tax Allocation Refunding Bonds, Taxable Series B (“2018B Bonds”)

As required by the continuing disclosure certificates executed and delivered by the Successor Agency relating to the above-reference bonds, the Successor Agency provides the following:

Audited Financial Statements: Included by reference is the City of Riverside Annual Comprehensive Financial Report and the Successor Agency’s Audited Financial Statements for the year ended June 30, 2022 prepared in accordance with generally accepted accounting principles.

The City’s ACFR was submitted to the Municipal Securities Rulemaking Board’s Electronic Municipal Access System (“EMMA”) on January 30, 2023 and can be found at <https://emma.msrb.org/P21651871-P21271315-P21698451.pdf>

The Successor Agency’s Audited Financial Statements for the year ended June 30, 2022 were submitted to the Municipal Securities Rulemaking Board’s Electronic Municipal Access System (“EMMA”) on March 22, 2023 and can be found at <https://emma.msrb.org/P21681854-P21294142-P21724378.pdf>

(i) **Principal amount of the bonds outstanding as of the end of the immediately preceding Fiscal Year:**

Series	Principal Outstanding as of June 30, 2022
2014 Subordinate Tax Allocation Refunding Bonds, Series A	\$32,415,000
2014 Subordinate Tax Allocation Refunding Bonds, Taxable Series B	\$565,000
2018 Tax Allocation Refunding Bonds, Series A	\$74,435,000
2018 Tax Allocation Refunding Bonds, Taxable Series B	\$40,380,000

(ii) **Description of issuance by the Successor Agency of any debt payable from or secured by a pledge of Tax Revenues in the Project Areas (as defined in the Official Statement) in the most recently completed fiscal year (including details as to date, amount, term, rating, insurance).**

There were no issuances of any debt payable from or secured by a pledge of Tax Revenues in the Project Areas in the most recently completed fiscal year.

(iii) The assessed value of property in each Project Area for the most recently completed fiscal year in the form of Table 1 in the 2014A and 2014B Official Statement and the 2018A and 2018B Official Statement.

Tax Revenues (Fiscal Year 2021-22)						
Project Area	Number of Acres	Total Valuation	Less Base Year Valuation	Incremental Valuation	% of Incremental Valuation	Gross Tax Increment
University Corridor/Sycamore Canyon Merged Redevelopment Project Area	2,346	\$ 2,121,393,920	\$ 107,359,759	\$ 2,014,034,161	18.39%	\$ 20,140,342
Downtown/Airport Merged Redevelopment Project Area	2,417	2,117,291,439	162,212,525	1,955,078,914	17.85%	19,550,789
Hunter Park/Northside Redevelopment Project Area	2,636	2,353,581,353	747,435,274	1,606,146,079	14.67%	16,061,461
Casa Blanca Redevelopment Project Area	725	497,881,260	19,167,136	478,714,124	4.37%	4,787,141
Arlington Redevelopment Project Area	1,274	1,445,477,640	441,758,688	1,003,718,952	9.17%	10,037,190
Magnolia Center Redevelopment Project Area	475	889,260,685	311,033,930	578,226,755	5.28%	5,782,268
La Sierra/Arlanza Redevelopment Project Area	6,424	5,549,932,910	2,234,668,726	3,315,264,184	30.27%	33,152,642
TOTAL	16,297	\$ 14,974,819,207	\$ 4,023,636,038	\$ 10,951,183,169	100.00%	\$109,511,833

Source: City of Riverside Successor Agency to the Redevelopment Agency

(iv) The ten largest local secured property taxpayers in all Project Areas in substantially the form of Table 3 in the 2014A and 2014B Official Statement and the 2018A and 2018B Official Statement.

Top Ten Taxpayers (Fiscal Year 2021-22)							
Assessee Name	Project Area	Last Date to Receive Tax Increment	Predominant Use	Number of Parcels	Fiscal Year 2021-22 Value	Percent of Total Aggregate Value	Percent of Incremental Value
1 Tyler Mall Ltd Partnership	La Sierra/Arlanza	7/13/2049	Commercial	8	\$230,415,695	1.54%	2.10%
2 Nordstrom, Inc.	Hunter Park/Northside	6/24/2049	Commercial	1	\$213,393,560	1.43%	1.95%
3 CPT Riverside Plaza LLC	Magnolia Center	7/14/2044	Commercial	10	\$167,316,708	1.12%	1.53%
4 ROHR	Downtown/Airport	11/27/2037	Industrial	12	\$155,703,272	1.04%	1.42%
5 La Sierra University	La Sierra/Arlanza	7/13/2049	Residential	42	\$142,537,850	0.95%	1.30%
6 TA Lance Drive, LLC	University Corridor/Sycamore Canyon	7/8/2043	Industrial	4	\$133,054,305	0.89%	1.21%
7 490 Columbia LLC	Hunter Park/Northside	6/24/2049	Industrial	2	\$128,032,818	0.85%	1.17%
8 Corona Pointe Resort, LLC	La Sierra/Arlanza	7/13/2049	Residential	3	\$127,164,485	0.85%	1.16%
9 Riverside Healthcare Systems	Downtown/Airport	11/27/2037	Commercial	16	\$111,348,726	0.74%	1.02%
10 Ralph's Grocery Company	University Corridor/Sycamore Canyon	7/8/2043	Industrial	3	\$106,266,632	0.71%	0.97%
				101	\$1,515,234,051	10.12%	13.84%

Source: City of Riverside Successor Agency to the Redevelopment Agency

(v) The coverage ratio provided by Tax Revenues in each Project Area with respect to debt service on the 2014A, 2014B, 2018A and 2018B Bonds and any Parity Bonds for the most recently completed fiscal year only, in the form of Table 10 in the Official Statement for the 2014A and 2014B Bonds and Table 7 in the Official Statement for the 2018A and 2018B Bonds without any requirement to update any projected Tax Revenues set forth in Table 10/Table 7.

Fiscal Year	Gross Tax Increment Revenues ⁽¹⁾	County Administrative Charge and Senior Obligations ⁽²⁾	Tax Revenues Available for Debt Service on Bonds ⁽³⁾	2014A and 2014B Bonds ⁽⁴⁾	2018A and 2018B Bonds ⁽⁴⁾	Total Parity Debt	Parity Debt Coverage ⁽⁵⁾
2021-22	\$ 109,511,833	\$ 13,439,279	\$ 96,072,554	\$ 6,197,160	\$ 5,452,056	\$ 11,649,216	8.25

⁽¹⁾ Gross Tax Increment revenues are calculated at a 1.0% tax rate adjusted for currently pending appeals and property sales information; supplemental and aircraft revenues are not included.

⁽²⁾ Senior Obligations include Pass-Through Agreements as outlined in the 2018A and 2018B Official Statement section "SECURITY FOR THE BONDS - Senior Obligations-Senior Pass-Through Agreements" and " SECURITY FOR THE BONDS-Senior Obligations-Other Senior Obligations"

⁽³⁾ Reflects Gross Tax Increment revenues less County Administrative Charge and Senior Obligations.

⁽⁴⁾ Reflects Debt Service payable in calendar year that begins in Fiscal Year 2021-22 (calendar year 2022).

⁽⁵⁾ Reflects Tax Revenues divided by Total Parity Debt.

(vi) (2014A and 2014B Bonds) The Cumulative Tax Increment allocated to the Successor Agency as of June 30, 2022 for the required project areas:

- University Corridor/Sycamore Canyon Merged Redevelopment Project: \$279,873,700
- Arlington Redevelopment Project: \$5,344,680

(vii) During the most recently completed fiscal year: The County of Riverside has not eliminated its policy to distribute 100% of the tax increment to each redevelopment successor agency without regard to property tax delinquencies.

Material Events

On February 8, 2022, there was a change in name of the trustee, with no operational or location changes. As such, the City posted a Material Events Notice to the MSRB Central Repository which can be found at <https://emma.msrb.org/P21547953-P21196344-P21615575.pdf>